

MINUTES
GREEN BAY ECONOMIC DEVELOPMENT AUTHORITY
Wednesday, March 13, 2013
City Hall, Room 210
4:30 PM

ROLL CALL:

G. Sikich, Chair	✓	M. Vogel	✓
M. Borlee	✓	D. Hillman	✓
Ald. J. Brunette	✓	M. Milano	Exc.
P. Hilgenberg	Exc.		

Staff present: J. Harrington, G. Flisram, Economic Development Department; B. Kloiber, Mayor's Office; D. Lindstrom, Planning and Ald. Boyce.

Meeting called to order by Chair, G. Sikich at 4:30 p.m.

APPROVAL OF MINUTES:

Motion was made by M. Borlee to approve the minutes of the September 26, 2012 meeting and seconded by D. Hillman. Motion carried.

NEW BUSINESS:

1. Discussion and action on land pricing in the I-43 Business Park.

J. Harrington stated that the Industrial/Business Park Land Price Comparisons for other surrounding communities was updated last week. The last time ED adjusted the prices in the I-43 Business Park was in 2009 and ED reduced the price of light manufacturing from \$65,000 to \$48,000 per acre. The current prices in the I-43 Business Park are \$48,000 for Light Manufacturing, \$75,000 for Business Related Retail, \$60,000 for Office B, \$125,000 for Office A and Entertainment is negotiable.

The current price in the University Heights Commerce Center is \$48,000 per acre for Industrial and is negotiable.

J. Harrington stated that the City only has 14½ acres available in the I-43 Business Park which is two parcels. One parcel is 11½ acres off of Yaeger zoned Light Manufacturing and a 3 acre parcel on Huron Road zoned Business Related Retail.

The City is looking at splitting the 11½ acre parcel into two parcels subdivided according to a wetland that runs in the middle of the parcel to make it more marketable.

G. Sikich commented that the University Heights Commerce Center zoned Industrial for \$48,000; which is negotiable is priced on the high side and is out in the middle of nowhere.

M. Borlee stated that the University Heights Commerce Center is going to reflect what Manitowoc's price is on Industrial which is \$20,000 per acre.

G. Flisram commented that the University Heights is off the radar and does not have direct highway access. There has been no interest for the property at all. The City is recommending discounting the price.

Motion to approve the following price for City owned property in the University Heights Commerce Center made by M. Borlee, seconded by M. Vogel. Motion carried.

- Light Manufacturing - \$25,000/acre

Motion to approve the following prices for City owned property in the I-43 Business Park made by M. Borlee, seconded by Ald. Brunette. Motion carried.

- Light Manufacturing - \$48,000/acre
- Business Related Retail - \$75,000/acre

2. Discussion on possible expansion of I-43 Business Park.

G. Flisram stated that the I-43 Business Park has been very successful and the City is receiving inquiries about purchasing land in the business park. The City would like to start thinking about potentially doing a third phase out to the east which consists of wetlands. A wetland survey needs to be done so the City can determine how much of the land is buildable.

D. Lindstrom stated that he met with City staff to see what would be the feasibility of expanding this business park to the east, north or south. D. Lindstrom indicated on a map four levels of expansion. The first level is feasible to be part of the business park and it consists of two properties. North of E. Mason is the second level and is feasible because of accessible infrastructure. The expansion south of E. Mason and Erie Rd. has a sewer extension interceptor than runs north of Finger Road. The sewer extension interceptor would have to be brought down to service the parcels in the third and fourth level. Level one and two are the most feasible options to expand the I-43 Business Park right now.

D. Hillman asked if the City would do a wetland survey, who would do it and how long would it take.

J. Harrington stated DPW has a list of contractors that are available. The survey would consist of parcels on the east of Proctor and Gamble warehouse facility and it would cost approximately \$3,000.

M. Borlee asked how many acres for level one.

D. Lindstrom stated 30 acres each and there are two properties in level one.

G. Sikich stated that level one would be doable and three and four would be a project.

Motion to receive staff report and place on file made by M. Vogel, seconded by M. Borlee. Motion carried.

3. Update on Wisconsin Economic Development Corporation Site Certification program.

J. Harrington passed around a copy of a letter from Deloitte who reviewed all of the information that the ED staff provided last year. Last spring EDA gave permission to use \$12,000 towards the fee for the site certification program; which is the initial data requirement for the program. There are four requirements that were not fulfilled because the City did not have the studies done at that time because there would be a cost associated with them. The ED staff submitted all the information that was on file. The items not fulfilled would cost approximately \$20,000 to have the studies done. The Deloitte letter states that because there are items that have not been fulfilled, WEDC cannot certify the site. This letter does not say that the City is out; it just says that WEDC needs more information. WEDC has put out solicitation for new projects to be brought forward for the second round. WEDC is still charging \$12,000 for the site visit, but were considering lowering the price because they already had done a site visit. In order to continue with the review, WEDC may ask for additional funds.

Motion to recommend going forward to receive certification by WEDC made by M. Borlee; seconded by D. Hillman. Motion carried.

Motion to adjourn made by Ald. Brunette; seconded by M. Vogel. Motion carried.